

2004

Housing Hero Awards



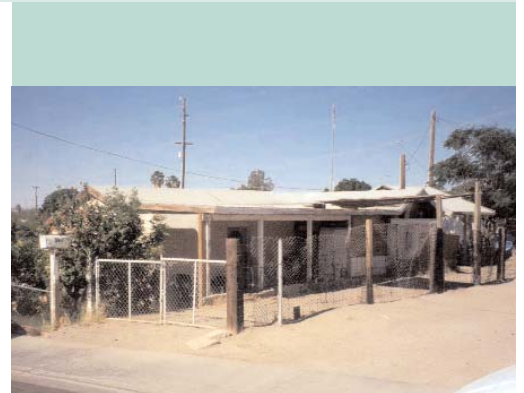
Housing is the Foundation

Carver Park Neighborhood City of Yuma

The Carver Park Neighborhood Revitalization Strategy is a comprehensive and multifaceted strategy to revitalize a neighborhood that exhibited widespread distress and poverty. The neighborhood is one of the oldest in the City and one of the poorest in the country; with a poverty rate of 48%, a low-moderate income rate of 78% and an unemployment rate of nearly 30%. The neighborhood was infamous as a haven for drugs, gangs and violent crime.

The neighborhood, however, was culturally diverse and home to generations of families. Using a neighborhood driven and grass roots approach, a strategy and plan was developed to address the many economic, physical and social ills of the neighborhood.

The plan included strategies to address safety and security, neighborhood appearance, housing, community facilities and infrastructure, social services, workforce development and economic development.



Dr. Martin Luther King Neighborhood Center

The neighborhood has undergone an astonishing transformation. Over \$27 million has been invested and the neighborhood is much safer and cleaner. Over 60 homes were substantially rehabilitated. More than 40 new single-family homes have been constructed. Over 120 new multi-family rental units have been developed. Numerous neighborhood facilities have been developed including the state-of-the-art Dr. Martin Luther King Neighborhood Center.

Maria Chavoya, Board Member
Yuma Neighborhood Development Organization
Deb Drysdale-Elias, Principal
George Washington Carver Elementary School
Bill Lilly, Neighborhood Services Manager
City of Yuma
Katie Steen, Community Development Coordinator
Housing Authority of the City of Yuma
Marisela Valle-Erlenbach, Neighborhood Specialist
City of Yuma, Department of Community Development

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Community Commitment

City of Casa Grande

The City of Casa Grande began its neighborhood revitalization efforts in 1974. It started out as a single purpose program—to rehabilitate owner occupied homes. It wasn't long before the City realized that housing conditions was only one of the many problems contributing to the deterioration of older neighborhoods. Lack of proper sewer, streets, neighborhood parks, and other infrastructure shortfalls combined with environmental hazards (junk cars, trash, etc.) were all contributors to the decay. A single-purpose solution was insufficient to resolve the multi-issue problem.

Mission, policies and procedures were created to implement a comprehensive approach that would provide for preservation of existing housing stock and new affordable homeownership opportunities in City neighborhoods. This approach was created with a peripheral vision that included the improvement of the physical, social and economic health of the areas through public and private investment.



City's Voluntary Demolition Program

This has allowed for the creation of a "blueprint" to follow for the planning of service delivery—where each component of the revitalization effort is (housing, infrastructure, demolition, redevelopment, educational code enforcement, etc.) in concert with the objectives outlined and adopted in every plan. This results in a pride of ownership not just for the individual home, but for the Neighborhood and City as a whole.

Rosa Bruce, Housing & Revitalization Manager

City of Casa Grande

Jimmie Kerr, Pinal County Supervisor

(former Mayor, Casa Grande)

Rick Miller, Planning and Community Director

City of Casa Grande

Jim Thompson, City Manager

City of Casa Grande

Honorable Chuck Walton

Mayor, City of Casa Grande

Owner-Occupied Rehabilitation



Before



After

Great accomplishments have been possible because of the partnerships that have been formed with funding sources, other housing and social service providers, business and educational communities and, most importantly, the neighborhood residents that have contributed valuable information to each and every neighborhood profile complete with priority needs.



Homeownership self-help housing program and infrastructure improvements

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Planning and Regional Collaboration

Housing Authority of Cochise County

The Housing Authority of Cochise County (HACC) was established in July, 2002 and hit the ground running. They hosted a Housing Summit in August which was attended by Dr. Sheila Harris of the Arizona Department of Housing (ADOH) and representatives from Community Planning and Development, Colonia and the Tucson Field Office staff of the U.S. Department of Housing and Urban Development (HUD). A HOME TA request was prepared and forwarded to the Tucson HUD Field Office. By winter, a summary and resource guide for Cochise County had been developed.

The Housing Authority received its first award in early 2003—a Technical Assistance Planning grant from ADOH to develop an Affordable Housing Plan for the county. This was followed by the approval of their HACC Strategic Plan and applications to the City of Sierra Vista, ADOH, the Cochise County Board of Supervisors and HUD for funding for emergency home repair, lead hazard control, hiring of a Family Self Sufficiency coordinator and housing assistance for persons with AIDS through the Department of Housing's HOPWA fund. The Authority has also been awarded over \$600,000 for rental assistance through HOPWA this spring.

Through the collaborative and determined efforts of the members of the Housing Authority and their partners, they have receiving funding of over \$3.4 million since inception. In June, the University of Arizona School of Planning and the College of Architecture completed the "Comprehensive Affordable Housing Plan for Cochise County" and have identified next steps such as development of farm worker housing, fair housing training, development of non-profit housing capacity, and the addition of a county housing element in their Comprehensive Plan. HACC is also working with local partners to explore the creation of a Cochise County Housing Trust Fund to assure the availability of funds to meet local housing priorities.

Barbara Becker, Ph.D.
University of Arizona School of Planning
Brandusa Bularca, Graduate Student
University of Arizona College of Architecture
William F. Kammann, Executive Director
Housing Authority of Cochise County
Keith Newlon, President
Pioneer Title Company
Charles "Corky" Poster, AICP
University of Arizona

Owner-Occupied Rehabilitation Recipients in Cochise County



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Private Sector Leadership

Wickenburg Chamber of Commerce

In January 2000, the Chamber's Board of Directors held their Annual Retreat. One of the items discussed was the lack of affordable housing in the community. One of the goals developed for the coming year was to form a Wickenburg Chamber of Commerce Affordable Housing Task Force.

Chamber Board members Myron Deibel, Jim Hartman, along with two members of the Town's Economic Development Advisory Board, Lon Brown and Bruce Yenerich, joined executive director Julie Brooks in forming the task force. Local bankers Donna Stewart, Jean Morris, and developers Rome Glover, Gary Turner, Richard Ringwood, and Doug McLean were added.



Hon. Ron Badowski
Mayor of Wickenburg
Julie Brooks, Executive Director
Wickenburg Chamber of Commerce
Rome Glover
Housing & Community Dev. Chairman
City of Wickenburg
Jim Hartman, President
Wickenburg Chamber of Commerce
Bert Sommer
Past President, Wickenburg Chamber



The primary goal—take inventory of Wickenburg's affordable living opportunities. To meet this goal major employers were surveyed, property management/leasing agents were surveyed about rental needs and an Affordable Housing Seminar was held for local realtors, bankers and mortgage lenders. With a planning grant from the Department of Commerce and working with Community Services of Arizona (CSA), the current Wickenburg market was researched to identify the depth of demand for affordable housing, appropriate rent levels and recommended unit mix. In addition, a request was made that the consultant look at the market in terms of owner-occupied patio homes. The market analysis provided the nucleus to go forward.

The Chamber continued to provide contacts for possible building sites. The property on Highway 93 and Penn Lane was chosen for the Bradshaw Vista Apartments, developed by Community Services of Arizona, an experienced non-profit tax credit developer.

The project includes only tax credit units targeted at the following income levels: 5 units to households at or below 40% of AMI and 43 units at or below 50% AMI. This project will be converted to condominiums in the 16th year and sold to qualifying tenants or first-time homebuyers with incomes at 60% of AMI.

The result of the Chamber's willingness to meet the housing needs of their citizens is a beautiful facility that blends into the desert landscape in Wickenburg. The groundbreaking was held in early 2003 and building was finalized in June, 2004.

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Tribal Housing Initiative

White Mountain Apache Housing Authority

On December 2, 1999 at the White Mountain Apache Indian Reservation, a ground breaking ceremony was conducted for a planned 250-unit single family housing project, Apache Dawn. For the first time in history, funding for an Indian housing project was a blend of tax exempt bonds issued by a tribe, Section 184 guaranteed loans, and grant funding mandated by the Native American Housing and Self-Determination Act of 1996 (NAHASDA). The transaction took nine months from conception to inception and was accomplished by a team of dedicated technical professionals and financial



New single family units near Whiteriver.



partners including the White Mountain Apache Housing Authority (WMAHA), Bank One (lender), Countrywide Home Loans (loan seller/servicer), Zions National Bank (bond trustee), US Piper Jaffrey (bond underwriter), and Kutak Rock (bond counsel).

As a result of this innovative collaboration, the project when completed will house 317 families in new single-family homes, constructed in eight communities located on the White Mountain Apache Reservation. Tenants were selected from the existing waiting list maintained by the WMAHA. Renters will have the option to purchase after January 1, 2010. At that time, NAHASDA funds may be used to assist the tenants to become homebuyers. The estimated cost of this project was \$30,000,000.

Feeling the success of their first leveraging venture, WMAHA then applied and secured a low-interest \$5 million dollar loan from the Arizona Water Infrastructure Finance Authority, making them the first Tribe to do so in Arizona. The loan was secured using HUD's Title VI loan guarantee program. The proceeds offset infrastructure system installation costs within the Fort Apache Indian Reservation estimated at \$20 million. The Housing Authority paid \$250,000 to acquire the \$5 million loan.

Reno Johnson
Chairman, Board of Housing Commissioners
Andrew Kinney
Board Member, White Mountain Apache
Housing Authority
Dallas Massey
Chairman, White Mountain Apache Tribe
Aneva Yazzie
President, ProTec Consulting